



LI – Light Industrial District

Section 7-8-21 – Unified Development Ordinance City of Asheville Zoning Districts

(a) *Purpose.* Realizing the importance of light industrial uses to the economy of the City of Asheville, it shall be the purpose of the Light Industrial District to reserve land for existing and future light industrial, office-warehouse, and related activities and for land uses that support these activities. Development standards are established to ensure that land uses located outside the Light Industrial District are not adversely affected by the negative impacts of the more intense development types permitted in this zoning district. Light Industrial Districts shall be located to capitalize on existing infrastructure where possible, such as transportation facilities and utilities.

(b) *Permitted uses.*

Recreational.

- Arboretums
- Passive parks

Institutional.

- Armories
- Vocational and training schools, excluding dormitories and other living quarters

Public/semi-public.

- Fire/police stations
- Libraries
- Public utilities and related facilities

Office/business.

- Bakeries
- Business incubation
- Distributive businesses

Light Industrial District

Any questions about the terminology used in this document should be directed to the Planning & Development Department at 828-259-5831.

Industrial equipment sales (indoor only)
Laboratories
Offices supporting the corporate or regional headquarters of industrial and heavy commercial uses, research and technology production and other uses permitted in the Light Industrial district.
Office-warehouses
Printing and publishing
Research and technology production uses
Studios, galleries and workshops for artists, craftspeople, designers, photographers
Warehousing
Wholesale sales

Industrial.

Light industrial uses

Other.

Accessory dwellings
Accessory structures

(c) *Prohibited uses.* Any use not specifically listed as a permitted use, or a use by right, subject to special requirements or a conditional use in the Light Industrial District is prohibited.

(d) *Uses by right, subject to special requirements.*

Antennas
Crematories for human remains
Wireless telecommunication facilities, concealed
Wireless telecommunication facilities, co-located
Wireless telecommunication facilities, microcell

(e) *Conditional uses.*

Level III projects incorporating uses permitted in the Light Industrial District.

Telecommunication towers

(f) *Development standards.*

(1) *Density standards.* The maximum residential density per acre within the Light Industrial District shall be two dwelling units per acre and shall apply only to accessory dwellings as residential uses are generally prohibited in the Light Industrial District.

Light Industrial District

- (2) *Structure size standards.* None.
- (3) *Lot size standards.* The minimum lot size in the Light Industrial District shall be 10,000 square feet.
- (4) *Lot width standards.* Lots in the Light Industrial District shall have a minimum width of 100 feet.
- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the Light Industrial District.

Front: 20 feet, except that the minimum setback may be reduced to five feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

Side: None required unless adjacent to residential district, then setback shall be 30 ft.

Rear: None required unless adjacent to residential district, then setback shall be 30 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* 85 percent.
- (7) *Height standards.* 80 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required front setback. Loading docks designed to accommodate vehicles larger than panel trucks shall be limited to one per each 20,000 square feet of gross floor area.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by

Light Industrial District

and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.

(11) *Access standards.* None.

(12) *Open space standards:* Open space shall be provided as required by section 7-11-4.

(13) *Design and operation standards.*

- a. *Transition area:* Within 200 feet of a residentially zoned area, primary entrances of buildings and structures shall be directed away from residential uses.
- b. Uses located in the Light Industrial District shall be subject to the noise standards set forth in the city's noise ordinance (article IV of the Code of Ordinances of the City of Asheville, sections 10-81 through 10-83).
- c. Exposed sources of light shall be equipped with a 90 degree shut-off fixtures. The top of light fixtures shall not exceed 30 feet in height in parking lots and 14 feet at all other locations on the development site.

(14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 3262, § 1(c), 7-12-05; Ord. No. 3337, § 1(c), 2-28-06; Ord. No. 3583, § 1(a), 2-12-08)

Light Industrial District

Any questions about the terminology used in this document should be directed to the Planning & Development Department at 828-259-5831.